

**Wilson County Board of Zoning Appeals Minutes
February 21, 2019**

The Wilson County Board of Zoning Appeals met February 21, 2019 at 9:00 a.m. in the County Commission Room of the Wilson County Courthouse, Lebanon, Tennessee, pursuant to public notice. Those members present were Abercrombie, Blaydes, Neal, Thompson and Thorne. Also, present was County Planning staff, Building Inspector staff, County Attorney, Mike Jennings and Court Reporter Teresa Hatcher, hired by the county.

Thompson called the meeting to order. Thompson informed individuals with questions or who desire to make comments before the Board concerning the cases to approach the podium when asked by the Chairman and to sign in on the sign-up sheet giving name, address, and case of interest. Thompson informed individuals that anyone desiring to withdraw or request deferral could do so at this time. Thompson informed everyone that a stenographer was present and individuals could get with her at the end of the meeting if they desired a transcript of the meeting. Thompson then asked all individuals who desired to make statements before the Board to raise their hands. He thereupon administered the oath to each and every one of the prospective witnesses. Thompson stated that staff makes recommendations which are considered by the Board.

Minutes of the December 21, 2018 meeting were read and approved, motion made by Abercrombie, second by Neal, and all voting aye.

The following cases were presented:

CASE 3642 (Deferred from the December 21, 2018 meeting)

REQUEST: Dorothy Attermeyer is appealing the decision of the Zoning Administrator seeking to have two (2) uses on one (1) tract of land. Applicant is seeking to establish a gift shop in the existing house. Applicant intends to make an addition to the existing house at a later date that will serve as her residence. The property located at 3215 Coles Ferry Pike, Lots 4 and 5, L.T. Jenkins Jr. Property is a portion of Parcel 42 on Wilson County Tax Map 45. Lot 4 consists of 2.178 acres and Lot 5 consists of 2.692 acres and are zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.40 NUMBER AND LOCATION OF BUILDINGS ON LOT- 3.40.04 - With the exception of churches, farming and home occupations conducted within the principal structure, only one use shall be allowed per tract of land on any lot in a residential district or any residential lots in any agricultural district - ARTICLE 5 - ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03 USES PERMISSIBLE ON APPEAL (revised 12/15/2003) Resolution # 03-12-2) 5.20.03.1 USES PERMISSIBLE ON APPEAL – O. Gift Shop.

ACTION: Staff read recommendations. The applicant along with Jeff Hallums appeared representing the case. After discussion, motion made to approved by Thompson including the business plan and site plan will be part of the approval and everything must be done on the site plan before opening the gift shop, second by

Abercrombie and all voting aye, the request was approved based on staff recommendations.

CASE 3650 (Deferred from the December 21, 2018 meeting)

REQUEST: **Randy Laine** is seeking a variance of forty-one (41) feet from the height requirement of thirty-five (35) feet for an industrial building. The variance will allow the building to be seventy-six (76) feet in height. The property located at 2147 Murfreesboro Road is Parcel 41 on Wilson County Tax Map 103. The property consists of 333.80 acres and a portion of the property is zoned I-1 Industrial and A-1 Agricultural.

ORDINANCE REFERENCE: SECTION 5.40 - LIGHT INDUSTRIAL (I-1) - 5.40.06 - HEIGHT REGULATIONS. No building shall be built to a height exceeding thirty-five (35) feet at any required setback line, except where there is provided a minimum of one (1) foot of additional setback from the required distance for each one (1) foot of increase in the building height, to a maximum height of sixty-five (65) feet. To allow any increase in height over the thirty-five (35) foot maximum, it shall be the responsibility of the developer to show that adequate fire protection is demonstrated in both building design/construction and local fire-fighting capacity.

ACTION: Staff read recommendations. Applicant appeared representing the case. Robert Steinruck, residing at 5470 Old Murfreesboro Road East appeared before the Board in opposition. After discussion, motion made by Thompson to deny due to no known hardship, second by Abercrombie and all voting aye, the request was denied. Thompson amended his motion to include they could come back before the board with a different location on the property.

CASE 3654

REQUEST: **Renee Wahl** is appealing the decision of the Zoning Administrator seeking an extension of a building permit for a two-family dwelling that was applied for on October 21, 2013 and issued on December 13, 2013. The last inspection was the insulation inspection which passed on June 23, 2017. The property located at 7222 Southeast Tater Peeler Road, Lot 6, Cora Lee Jones Property is Parcel 39.06 on Wilson County Tax Map 113. The property consists of 31.63 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 6 - ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 - BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE - 6.20.02 - A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit

recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (resolution 18-11-13)

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Neal, second by Blaydes and all voting aye, the building permit was extended for twelve (12) months from today.

CASE 3655

REQUEST: **Randolph Moore** is appealing the decision of the Zoning Administrator seeking an extension on a building permit for an addition that was applied for on April 11, 2017 and was issued on May 4, 2017. The last inspection was the framing and insulation inspection which passed on September 25, 2017. The property located at 2161 Benders Ferry Road, Lot 1, Himes Property is Parcel 35.01 on Wilson County Tax Map 32. The property consists of 2.45 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 6 - ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 - BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE - 6.20.02 - A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (resolution 18-11-13)

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Thorne to extend the building permit for six (6) months from the expiration date, second by Abercrombie and all voting aye, the building permit was extended.

CASE 3656

REQUEST: **Steven Stenson** is seeking a variance of nine (9) feet from the south side yard setback requirement of twenty (20) feet and a variance of five (5) feet from the southwest side yard setback requirement of ten (10) feet in order to build an accessory structure. The variances will allow the accessory structure to be eleven (11) feet from the south side property line and five (5) feet from the southwest side property line. The property located at 714 Pebble Point Road, Lot 8, Pebble Point is Group "B", Parcel 4 on Wilson County Tax Map 24 "H". The property consists of approximately 16,000 square feet and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 - ZONING DISTRICTS - SECTION 5.20 – AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures not served by public sewer system located on interior lots,

side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised resolution 15-2-12]

ACTION: Staff read recommendations stating the request needs to be changed to a six (6) feet variance from the south side yard setback requirement of ten (10) feet and a five (5) feet variance from the southwest side yard setback requirement of ten (10) feet.

Applicant appeared stating the case. Thompson asked if a six (6) feet variance on both sides would work. After discussion, motion made by Abercrombie, second by Thorne and all voting aye, the request was approved for a variance of six (6) feet from both side yards based on staff recommendations.

CASE 3657

REQUEST: John McCormick is requesting a variance of ten (10) feet from the front yard setback requirement of forty (40) feet from Central Pike and a variance of twenty-five (25) feet from the rear yard setback requirement of forty (40) feet in order to place a building on the property. The variances will allow the building to be thirty (30) feet from the front property line on Central Pike and be fifteen (15) feet from the rear property line. Applicant is also requesting a variance of approximately 19, 810 square feet from the lot size requirement of 40,000 square feet. The property located at 5670 Central Pike is Parcel 11.11 on Wilson County Tax Map 97. The property consists of approximately 20,190 square feet and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 3 - GENERAL PROVISIONS - SECTION 3.20 - GENERAL EXCEPTIONS - 3.20.01 SUBSTANDARD LOT OF RECORD -

Where the owner of a lot of record is defined in Article 2, Definitions does not own sufficient land to enable him to conform to the yard and other requirements of this Resolution, such lot may be used as a building site by the same or a subsequent owner provided that the yard space and other requirements shall conform to the requirements for the zone in which it is located. The lot must have been of official record as of July 10, 1974. ARTICLE 5 - ZONING DISTRICTS - SECTION 5.10 - RURAL RESIDENTIAL (R-1) - A. FRONT YARD. All principal and accessory structures shall be set back for the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: 2. Collector Streets - forty (40) feet - C. REAR YARD - 1. For principal structures (not served by public sewer system) there shall be a rear yard of not less than forty (40) feet. [revised 12-13-93 revised resolution 07-7-4] - F. MINIMUM LOT AREA - 4. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet.

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Blaydes, second by Neal and all voting aye, the request was approved based on staff recommendations.

CASE 3658

REQUEST: Terry Wild is appealing the decision of the Zoning Administrator seeking an extension concerning zoning violations on his property. Applicant is wanting a RV to remain on the site as a habitable structure and is also wanting to use commercial equipment as part of the use on the property. The property located at 3604 Vesta Road,

Lot 1, Walter Murphy Property is Parcel 29.10 on Wilson County Tax Map 137. The property consists of 11.96 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: Article 2 – Definitions - SECTION 2.20 - SPECIFIC TERMS AUTOMOBILE GRAVEYARD: Any lot used for the purpose of dismantling and/or storing on the site two or more motor vehicles which are not maintained in operating condition. AUTOMOBILE SALVAGE YARD: An automobile graveyard which is operated as a business involving the dismantling and sale, trade or other exchange of motor vehicle parts. A motor vehicle is defined as any self-propelled vehicle not operated exclusively on a track, including motorcycles. JUNK YARD: A yard, field, or other area used as a place of storage for discarded, worn-out, or junked plumbing, heating supplies, household appliances, furniture, discarded scrap and junked lumber, old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel, and other scrap ferrous or non-ferrous material, garbage dumps, waste dumps and sanitary fills. ARTICLE 3 GENERAL PROVISIONS - SECTION 3.40 NUMBER AND LOCATION OF BUILDINGS ON LOT- 3.40.02 With the exception of group housing developments, including mobile home parks, only one principal structure and its customary accessory structures shall hereafter be erected on any lot in any residential district or any residential lots in any agricultural district. SECTION - 5.20 AGRICULTURAL (A-1) - 5.20.02 USES PERMITTED - A. Dwelling, Single-family; B. Dwelling, Two-family; C. Farming; D. Home occupation as defined in Article 2 of this Regulation, including but not limited to day care, real estate agent, surveyor, physician, beautician, artist, and accountant; E. Roadside stand where such use is occurring only during periods of harvest of locally-produced agricultural products; F. Accessory structures and uses customarily incidental to the above permitted uses.

ACTION: Staff read recommendations. Applicant appeared representing the case and stating the RV will not be used as a habitable structure. Robin Blankenship, residing at 3624 Vesta Road appeared in favor. After discussion, motion made by Blaydes, second by Abercrombie and all voting aye, with the exception of Thompson voting no, the applicant was given a six (6) month extension to clean up the property. After discussion concerning the commercial vehicles, motion made by Neal, second by Blaydes and all voting aye, the use of commercial vehicles as determined by staff was denied.

CASE 3659

REQUEST: Lynn and Jill Perry are seeking to establish an Airbnb/short-term rental on A-1 Agricultural zoned property. The property located at 6975 Cairo Bend Road, Lot 13, Joe W. Neal Property is Parcel 10.04 on Wilson County Tax Map 8. The property consists of 5.01 acres.

ORDINANCE REFERENCE: SECTION 5.20 - AGRICULTURAL (A-1) - 5.20.03 - USES PERMISSIBLE ON APPEAL (revised 12/15/2003 resolution 03-12-2) - 5.20.03.1 - USES PERMISSIBLE ON APPEAL- C. Bed and Breakfast Facility: 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on premises within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as, contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sheriff's office, the County Building inspector, and the Wilson Emergency

Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. This use will be approved in increments with option to request renewal or extension at the end of that time period.

ACTION: Staff read recommendations and also read a letter from the applicant stating there was not going to be an event venue located on the property. Staff also read letters of opposition. Applicants appeared representing the case. Kim Adams, residing at 6891 Cairo Bend Road appeared in opposition. Dustin Nelson, appeared in opposition speaking for Roberta Deree, residing at 6931 Cairo Bend Road. Todd Inman, residing at 7077 Cairo Bend Road appeared in opposition. Ron Nokes, residing at 6729 Cairo Bend Road appeared in opposition. Phillip Eatherly, adjoining property owner appeared in opposition. Danny Adams, residing at 6891 Cairo Bend Road appeared in opposition. After discussion, motion made by Abercrombie to approve. Abercrombie withdrew his motion. Motion made by Thompson to approve with the following stipulations – caretaker must be present when the property is rented, must come back before the board in one (1) year, maximum number of people is 6 and the approval does not include a wedding venue or event party, second by Neal and all voting aye, the request was approved based on staff recommendations with those stipulations.

CASE 3660

REQUEST: **Richard Bible** is seeking to waive the road frontage requirement of fifty (50) feet in order to build a house. The property utilizes an easement which is a private drive named Laster Road recorded on August 27, 2013 in Deed Book 1561, Page 1459-1466. The property became of record March 18, 1964 in Deed Book 166, Page 97. The property located at 1199 Fellowship Road is Parcel 58 on Wilson County Tax Map 121. The property consists of 9.60 acres and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 3 - GENERAL PROVISIONS - SECTION 3.20 - GENERAL EXCEPTIONS - 3.20.01 SUBSTANDARD LOT OF RECORD - Where the owner of a lot of record is defined in Article 2, Definitions does not own sufficient land to enable him to conform to the yard and other requirements of this Resolution, such lot may be used as a building site by the same or a subsequent owner provided that the yard space and other requirements shall conform to the requirements for the zone in which it is located. The lot must have been of official record as of July 10, 1974. SECTION 3.40 - NUMBER AND LOCATION OF BUILDINGS ON LOT - 3.40.03 No building shall be erected on a lot which does not continuously abut at least one public street for at least fifty (50) feet; the lot must be a minimum of fifty (50) feet in width to the building setback line. A lot with more than one-half (1/2) of its frontage on

the bulb of a cul-de-sac lot must continuously abut the street for at least thirty (30) feet; the lot must be a minimum of thirty (30) feet in width to the building setback line. This section shall not apply to a lot of record (previously existing), with an easement of at least thirty (30) feet in width to a public street.

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Neal, second by Thompson and all voting aye, the request was approved based on staff recommendations.

CASE 3661

REQUEST: **Old South Patriotic Inc.** is appealing the decision of the Zoning Administrator seeking to renew a use for the temporary sale of fireworks for the following two (2) years (2019-2020). The property located at 3010 Stewarts Ferry Pike, Lot 3, Robert Bass Property is Parcel 68.05 on Wilson County Tax Map 118. The property consists of approximately 53,540 square feet and is zoned C-1 Commercial.

ORDINANCE REFERENCE: SECTION 5.30 - NEIGHBORHOOD COMMERCIAL (C-1) - 5.30.04 - USES PROHIBITED - Uses not specifically permitted or permissible on appeal.

ACTION: Staff read recommendations. No one appeared to represent the case. After discussion, motion made by Thompson, second by Thorne and all voting aye, the request was approved for two (2) years.

CASE 3662

REQUEST: **Granville Hatcher** is appealing the decision of the Zoning Administrator seeking an extension of a building permit for a single-family dwelling that was applied for on February 16, 2017 and was issued on April 5, 2017. The last inspection was the footing inspection which passed on April 5, 2017. The property located at 1290 Mays Chapel Road is Parcel 24 on Wilson County Tax Map 49. The property consists of two (2) acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 6 - ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 - BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE - 6.20.02 - A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (resolution 18-11-13)

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Neal, second by Thorne and all voting aye, the

building permit was extended for a period of six (6) months from the expiration date of April 5, 2019.

CASE 3663

REQUEST: Tim Moore with IDI Services Group LLC is seeking an interpretation for the use of a tube fabrication (light manufacturing) in a C-4 Commercial zone and is questioning if the use falls within the guidelines of the C-4 Commercial Master Plan. The property located at 115 Logistics Drive, Lot 1, Wilson Commerce Center is Parcel 34.03 on Wilson County Tax Map 138. The property consists of 20.04 acres and is zoned C-4 Commercial.

ORDINANCE REFERENCE: SECTION 5.33 - PLANNED COMMERCIAL (C-4) - 5.33.01 GENERAL INTENT - The Planned Commercial Zone is intended for a unified grouping of commercial buildings. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible, while providing locations for commercial sales catering to a community or regional market. *This zoning district is intended to include medium-and high-density/medium-and high intensity commercial uses.* [resolution 04-12-16] - Planned Commercial uses will be allowed only along collector and arterial streets as designated on the Wilson County Major Road Plan. Within C-4 Planned Commercial Districts, as shown on the Official Zoning Atlas of Wilson County, the following regulations shall apply: 5.33.02 USES PERMITTED - It is the intent of this zone to facilitate potential development by allowing a range of retail commercial and office uses. In general, uses permitted shall include offices, commercial sales, light manufacturing and assembly and distribution centers associated therewith {resolution 05-11-6}, utility and/or governmental uses, amusement parks, theme parks, outdoor arenas, motor sports complexes and other similar entertainment uses. [Printed 4/19/99] Since some permitted uses may be incompatible with others the developer of a planned commercial complex shall provide the Planning Commission with a list of uses to be permitted in the development, which uses shall be compatible with each other and neighboring uses.

ACTION: Staff read recommendations and a video was shown. Ryan Fisher from IDI appeared representing the case. After discussion, motion made by Abercrombie, second by Neal and all voting aye, the use was classified as light manufacturing.

CASE 3664

REQUEST: Michael Lyles is seeking a variance of seventy-five (75) feet from the lot width requirement of one hundred and twenty-five (125) feet and a variance of approximately 29,620 square feet from the lot size requirement of (40,000) square feet. Applicant is also seeking a variance of fifteen (15) feet from the northwest side yard setback requirement of fifteen (15) feet and a variance of eight (8) feet and five (5) inches from the southeast side yard setback requirement of fifteen (15) feet. These variances are for the existing house. The existing house sets right on the northwest side property line and is six (6) feet and seven (7) inches from the southeast side property line. The applicant is wanting to build an addition to the existing house which will include a variance of ten (10) feet from the northwest side setback requirement of fifteen (15) feet and a variance of ten (10) feet from the northeast side yard setback requirement of fifteen (15) feet. The variances will allow the addition to be five (5) feet from the northwest and

the northeast side property lines. The property located at 341 River Drive, Lot 19, Shady Lake is Group "B", Parcel 14 on Wilson County Tax Map 31 "G". The property consists of 10, 380 square feet and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 5 - ZONING DISTRICTS - SECTION 5.10 - RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - 1. For single and two-story structures located on interior lots, side yards shall be not less than fifteen (15) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [resolution 15-2-12] E. LOT WIDTH - 3. Where dwellings are not served by a public sewer system there shall be a minimum lot width of one hundred twenty-five (125) feet at the front building line.

F. MINIMUM LOT AREA - 4. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet.

ACTION: Staff read recommendations. Applicant appeared representing the case. Mike Hatchett, residing at 330 River Drive appeared with concerns. After discussion, motion made by Abercrombie, second by Thorne and all voting aye, the request was approved based on staff recommendations.

CASE 3665

REQUEST: **Bianca Granger** is seeking a variance of twenty (20) feet from both rear setback requirements of thirty (30) feet. The variances allow the concrete from the inground pool to be ten (10) feet from both rear property lines. The property located at 10 Melly Court, Lot 142, Plantation South is Group "H", Parcel 5 on Wilson County Tax Map 46 "F". The property consists of .40 acres and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 5 - ZONING DISTRICTS - SECTION 5.10 - RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - C. REAR YARD - 2. For principal structures, served by public sewer system, there shall be a rear yard of not less than thirty (30) feet. [revised 12-13-93] [revised resolution 07-7-4]

ACTION: Staff read recommendations. Jason Brooks, Bianca Granger's fiancée appeared representing the request. After discussion, motion made by Thompson, second by Thorne and all voting aye, the request was denied based on staff recommendations.

CASE 3666

REQUEST: **Brett Howell** is seeking an extension of a zoning violation. The property located at 66 Crestview Drive, Lot 5, Vantage Vue is Parcel 2.11 on Wilson County Tax Map 28. The property consists of 1.12 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: Article 2 – Definitions - SECTION 2.20 - SPECIFIC TERMS AUTOMOBILE GRAVEYARD: Any lot used for the purpose of dismantling and/or storing on the site two or more motor vehicles which are not maintained in operating condition. AUTOMOBILE SALVAGE YARD: An automobile graveyard which is operated as a business involving the dismantling and sale, trade or other exchange of motor vehicle parts. A motor vehicle is defined as any self-propelled vehicle not operated exclusively on a track, including motorcycles. JUNK YARD: A yard, field, or other area used as a place of storage for discarded, worn-out, or junked plumbing, heating supplies, household appliances, furniture, discarded scrap and junked lumber, old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap

iron, steel, and other scrap ferrous or non-ferrous material, garbage dumps, 0.0. waste dumps and sanitary fills. SECTION - 5.20 AGRICULTURAL (A-1) - 5.20.02 USES PERMITTED - A. Dwelling, Single-family; B. Dwelling, Two-family; C. Farming; D. Home occupation as defined in Article 2 of this Regulation, including but not limited to day care, real estate agent, surveyor, physician, beautician, artist, and accountant; E. Roadside stand where such use is occurring only during periods of harvest of locally-produced agricultural products; F. Accessory structures and uses customarily incidental to the above permitted uses.

ACTION: Staff read recommendations. Applicant appeared representing the case. Louis Yancy, appeared in favor of the request stating he is a friend of the applicant and is trying to help him take care of the violations. After discussion, motion made by Thompson, second by Thorne and all voting aye, the applicant was given a six (6) months have the property cleaned up.

CASE 3667

REQUEST: Mark Brewer is seeking an extension of a building permit for an addition applied on August 25, 2014 and issued on August 26, 2014. The last inspection was the framing inspection which passed on February 27, 2017. The property located at 3351 Old Murfreesboro Road West, Lot 15, Cumberland Trace is Group "A", Parcel 15 on Wilson County Tax Map 92 "J". The property consists of 1.07 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 6 - ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 - BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE - 6.20.02 - A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (resolution 18-11-13)

ACTION: Staff read recommendations. Applicant appeared representing the case. After discussion, motion made by Neal, second by Thompson and all voting aye, the building permit was extended for a ten (10) month period from today.

There being no further business to come before the Board at this time, on motion duly made and seconded, adjourned.

Secretary